052.0	0002	0001.A	1 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	49,086,100	/	50,199,500
USE VALUE:	49,086,100	/	50,199,500
ASSESSED:	49,086,100	/	50,199,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-50	MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	US REIF BRIGHAM SQUARE
Owner 2:	MASSACHUSETTS LLC
Owner 3:	
Street 1:	1270 SOLDIERS FIELD RD
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02135 Type:

PREVIOUS OWNER

Owner 1:	SP5 WOOD ALTA MILL STREET LLC -
Owner 2:	C/O WOOD PARTNERS -
Street 1:	ONE CONCORD FARMS
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 168,486 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 2012, having primarily Conc. Panel Exterior and 154293 Square Feet, with 119 Units, 179 Baths, 0 3/4 Bath, 0 HalfBath, 422 Rooms, and 185 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	168486.000	40,756,200	35,900	8,294,000	49,086,100
Total Card	3.868	40,756,200	35,900	8,294,000	49,086,100
Total Parcel	3.868	41,869,600	35,900	8,294,000	50,199,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.14 | /Parcel: 319.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	35893
GIS Ref	
GIS Ref	
Insp Date	06/29/12

!4315!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 052.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	39,776,500	35900	168,486.	7,540,000	47,352,400	47,352,400	Year End Roll	12/18/2019
2019	112	FV	34,205,000	37400	168,486.	7,540,000	41,782,400	41,782,400	Year End Roll	1/3/2019
2018	112	FV	34,205,000	37400	168,486.	7,540,000	41,782,400	41,782,400	Year End Roll	12/20/2017
2017	112	FV	31,931,900	37400	168,486.	5,916,000	37,885,300	37,885,300	Year End Roll	1/3/2017
2016	112	FV	31,931,900	37400	168,486.	5,916,000	37,885,300	37,885,300	Year End	1/4/2016
2015	112	FV	24,030,400	0	168,486.	5,220,000	29,250,400	29,250,400	Year End Roll	12/11/2014
2014	112	FV	23,230,700	0	168,486.	5,220,000	28,450,700	28,450,700	Year End Roll	12/16/2013
2013	112	FV	9,956,200	0	168,486.	5,220,000	15,176,200	15,176,200		12/13/2012

PRINT

Date	Time
12/10/20	19:20:57

LAST REV

Date	Time
09/24/20	15:52:51
danam	
4315	

USER DEFINED

Prior Id # 1:	35893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SP5 WOOD ALTA M	63130-119		12/30/2013	Intra-Corp	50,500,000	No	No		
CSB TRANSACTION	56976-64		6/13/2011	Change>Sale	5,568,000	No	No		
Cambridge Savin	52700-523		5/24/2009	Bank Sale	4,900,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2014	1533	Manual	300					Install 2 sets of
11/10/2014	1532	Sign	315					Install 4 window v
11/10/2014	1531	Sign	315					Installation of 4
11/10/2014	1530-1536	Sign	8,500					
10/16/2013	1535	Manual	5,000	C				
10/4/2013	1480	Addition	373,875	C				
6/11/2013	831	Sign	27,045					
10/11/2011	1270	Manual	13,721					INSTALL CONCRETE E
8/23/2011	902	New Buil	4,575,738					116 UNIT APARTMENT
8/17/2011	878	Demoliti	300,000					ENTIRE STRUCTURE I

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
10/2/2018	Left Notice	PH	Patrick H
2/16/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/3/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Info Fm Prmt	EMK	Ellen K
6/29/2012	Meas/Inspect	JBS	JOHN S
4/2/2009	Info At Door	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		168486		Sq. Ft.	Site		0	0.	0.00	AG																
112	Apts. 8 Plus		116		No. of Un	Site		0	71,500.	1.00	AG									8,294,000						8,294,000	

Total AC/HA: 3.86791 | Total SF/SM: 168486 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT GOOD | Total: 8,294,000 | Spl Credit | Total: 8,294,000

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	84 - Apt- Hi Rise		
Sty Ht:	4 - 4 Story		
(Liv) Units:	119	Total:	120
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	25 - Conc. Panel		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	9		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	116		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	116		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	179	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	116	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	5.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.6	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.41870224
Adj $ / SQ:	190.674
Other Features:	2117422
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	43143620
Depreciation:	2416043
Depreciated Total:	40727577

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Studios	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	42	BRs:	18	Baths:	17	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
18	1	1	M
35	4	1	1
66	4	2	M
Totals			
119	422	185	

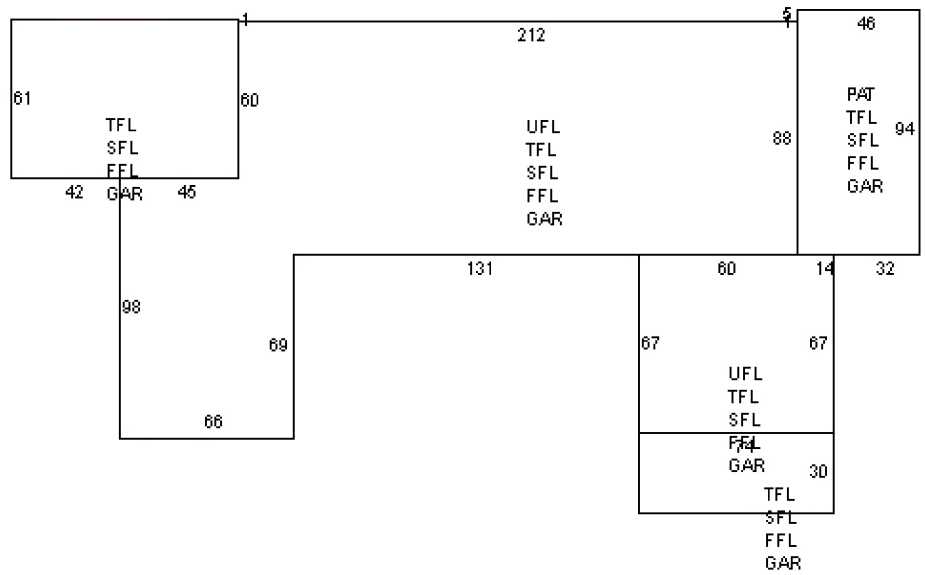
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	253.60
Special Features:	28600	Val/Su Net:	203.63
Final Total:	40756200	Val/Su SzAd	264.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	41,536	190.670	7,919,819
GAR	Garage	41,536	21.370	887,455
SFL	Second Floor	41,536	190.670	7,919,819
TFL	Third Floor	41,536	190.670	7,919,819
UFL	Upper Floor	29,685	190.670	5,660,146
PAT	Patio	4,324	3.320	14,335

Net Sketched Area:	200,153		Total:	30,321,393	
Size Ad	154293	Gross Are	200153	FinArea	154293

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 052.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	D	S	2	1	A	AV	2013	15,000.00	T	4.8	112			28,600			28,600
67	Kiosk	D	Y	1	14x16	A	FR	2012	172.32	T	7	112			35,900			35,900

Sample output to test PDF Combine only

More:	N	Total Yard Items:	35,900	Total Special Featues:	28,600	Total:	64,500

052.0	0002	0001.A	2 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,113,400	/	50,199,500
USE VALUE:	1,113,400	/	50,199,500
ASSESSED:	1,113,400	/	50,199,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-50	MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	US REIF BRIGHAM SQUARE
Owner 2:	MASSACHUSETTS LLC
Owner 3:	
Street 1:	1270 SOLDIERS FIELD RD
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02135 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 168,486 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Office - C Building built about 2012, having primarily Conc. Panel Exterior and 3024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	1,113,400			1,113,400
Total Card	0.000	1,113,400			1,113,400
Total Parcel	3.868	41,869,600	35,900	8,294,000	50,199,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.19 | /Parcel: 319.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	35893
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!4315!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 052.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	19:21:00

LAST REV

Date	Time
05/14/19	15:09:59
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	35893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
6/29/2012	Meas/Inspect	JBS	JOHN S

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0		Sq. Ft.	Site		0	0.	0.00	AG																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT GOOD | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	29 - Office - C		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	120
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	25 - Conc. Panel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	AVG		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.5	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	1.13068783
Const Adj.:	1.72038913
Adj $ / SQ:	233.427
Other Features:	18236
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1165831
Depreciation:	52462
Depreciated Total:	1113368

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

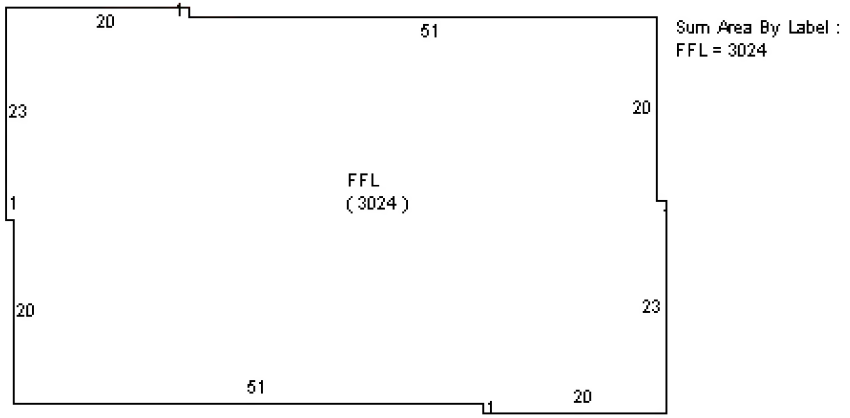
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	375.82
Special Features:	0	Val/Su Net:	368.19
Final Total:	1113400	Val/Su SzAd	368.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,024	233.430	705,883
	Net Sketched Area:	3,024	Total:	705,883
Size Ad	3024	Gross Are	3024	FinArea 3024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	